

BURBANK INDUSTRIAL PARK

# FOR SALE & LEASE

#37 - 27123 HIGHWAY 597, LACOMBE COUNTY



**LOCATION:**

Burbank  
Industrial Park



**PROPERTY SIZE:**

9,432 Sq Ft  
2.43 Acres



**ZONING:**

I-BI - Business  
Industrial District



**LEASE PRICE:**

\$12 Per SF  
NNN - \$2.31 PSF



**SALE PRICE:**

\$1,800,000  
+ Taxes

**PRESENTED BY**

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# THE PROPERTY

#37 27123 HIGHWAY 597

## WELL MAINTAINED INDUSTRIAL SHOP FOR LEASE

9,432 Sq Ft industrial building situated on 2.43 Acres of land in Burbank Industrial Park, Lacombe County. This property includes:

- » **2,304 SF of office space**
  - Front reception area
  - Three private offices
  - Two 2-peice washrooms
  - Staff lunchroom
  - Storage room & utility room
- » **5,033 SF of shop space contains:**
  - Three overhead doors
    - 1x (20'x14')
    - 1x (16'x14')
    - 1x (12'x12')
  - 24' Ceilings
  - 600 Amp/240 Volt services
  - Radiant heaters
  - HVAC system
- » **2,095 SF of added on storage space that contains:**
  - 12'x14' OH Door
- » **Fully fenced yard**
- » **2.43 Acres of gravelled yard**
- » **18x outside hitching posts**
- » **Easy access to Highway 2A**
- » **Zoning = I-BI - Business Industrial**
- » **Additional Quonset on site**
- » **Paved parking in the front**

Additional cost for this shop is estimated \$2.31 Per SF for 2024.



# PROPERTY DETAILS

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<b>MUNICIPAL:</b>	#37 27123 HWY 597, Lacombe County
<b>LEGAL LAND DESCRIPTION:</b>	Lot: 8, Block: 1 Plan: 9824780
<b>TOTAL SIZE:</b>	Total Size of Building & yard  <b>SF of Shop = ±9,432 SF</b> <b>Size of property = 2.43 acres</b>
<b>YEAR BUILT:</b>	2000
<b>ZONING:</b>	I-BI - Business Industrial District
<b>PARKING:</b>	Ample parking on gravelled lot



## FINANCIAL DETAILS

### FOR LEASE

<b>LEASE PRICE:</b>	\$12.00 PSF/ <b>\$9,432.00 Monthly</b>
<b>NNN:</b>	\$2.31 PSF / <b>\$1,815.66 Monthly</b>
<b>TOTAL:</b>	<b>\$11,247.66</b>

\*Plus GST

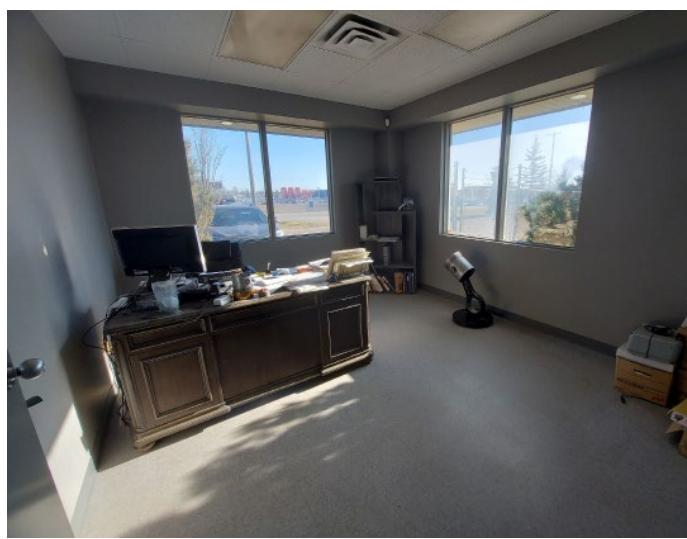
### FOR SALE

<b>SALE PRICE:</b>	<b>\$1,800,000.00</b>
<b>TAXES:</b>	<b>\$11,546.00 for 2024</b>

\*Plus GST

**PROPERTY TOUR** 

# PROPERTY FLOOR PLAN & PHOTOS



## MORE PROPERTY PHOTOS



# LOCATION / MAP



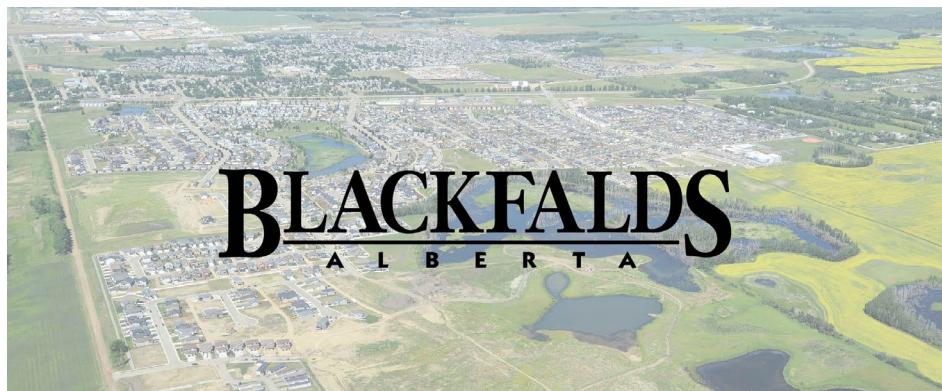
## BLACKFALDS, ALBERTA

A City in Central Alberta, Canada, located approximately 13.3 kilometers North of Red Deer along Highway 2A. Distances from major cities:

**Edmonton** - 141 Kilometers

**Calgary** - 163 Kilometers

**Red Deer** - 13.5 Kilometers





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